

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 17, 2018
5:00 P.M.**

Chairman Washington called the meeting to order at 5:00 p.m.

ROLL CALL

Members Present: Rossie Washington, Jr., Chairman; Clifford Grout, Vice-Chairman; Andy Allen; Donna Collins-Lewis; Jayme C. Ellender; Rowdy Gaudet; April Hawthorne and Todd L. Sterling

Staff Present: Frank Duke, Planning Director; Ryan Holcomb, Assistant Planning Director; Gilles Morin, Planning Project Coordinator; Glenn Hanna, Current Planning Manager; Carrie Broussard, Long Range Planning Manager; Edward Anthony, Planner II and Paolo Messina, Assistant Parish Attorney

APPROVAL OF THE MINUTES

1. August 20, 2018

Motion to approve: Grout, Hawthorne second
Motion carried, 7-0 Collins-Lewis not yet present

COMPREHENSIVE PLAN UPDATE

Mrs. Broussard advised Commission Members that revised updated copies of the FUTUREBR Vision at their seats.

Mrs. Broussard reminded Commissions Members of the upcoming Special Planning Commission meeting that will be held on October 1st at 5:00 p.m. in the conference room at 1100 Laurel Street, to review FUTUREBR with the most recent updates.

RULES FOR CONDUCTING PUBLIC HEARINGS

Vice-Chairman Grout described the rules for conducting a public hearing.

Commissioner Donna Collins-Lewis arrived at meeting.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

None

CONSENT - ITEMS FOR DEFERRAL

2, 3, 13

CONSENT - ITEMS FOR APPROVAL

4, 5, 6, 7, 8, 9, 12, 14

Citizens requested that item 14 be pulled from the consent agenda.

Motion to approve the consent agenda with the exception of Item 14: Grout, Gaudet second
Motion carried, 8-0

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

- 2. PA-13-18 15900-16000 UND and 15683 Old Scenic Highway** To amend the Comprehensive Land Use Plan from Agricultural/Rural (AG/R) to Residential Neighborhood (RN) on property located on the west side of Old Scenic Highway, to the north of Groom Road, on the Mary L. Evans Lot of the Gillie Clifton Crumholt III Property and a 19.96 acre undesignated tract of the Headon, Inc. Property. (Council District 1-Welch) ***This case is related to the next item***
Deferred to October 15 by the Planning Director

Deferred 30 days with the consent agenda
- 3. S-9-18 Miraval Subdivision (Phase I)** A proposed major subdivision of property located on the west side of Old Scenic Highway, to the north of Groom Road, on a portion of both the Mary L. Evans Lot of the Gillie Clifton Crumholt III Property and a 19.96 acre undesignated tract of the Headon, Inc. Property. (Council District 1-Welch) ***This case is related to the previous item and requires Planning Commission approval only***
Deferred to October 15 by the Planning Director

Deferred 30 days with the consent agenda
- 4. Case 57-18 6151 Mickens Road** To rezone from Single Family Residential (A2) to Neighborhood Commercial (NC) on property located on the east side of Mickens Road, south of Hooper Road, on an unnamed lot, now or formerly called the Marjorie Rodriguez ½ USUF Ourso Property. Sections 40 and 88, T6S, R1E, GLD, EBRP, LA (Council District 5-Green)

Approved, 8-0, with the consent agenda
- 5. Case 58-18 1230 O'Neal Lane** To rezone from General Office Low Rise (GOL) to Light Commercial (LC2) on property located on the west side of O'Neal Lane, to the north of Riverdale Avenue E, on Tract X-8-B-1-B of the Five L. Development Corporation Property. Section 39, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso)

Approved, 8-0, with the consent agenda
- 6. Case 59-18 5635 and 5643 Government Street** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars & lounges) (C-AB-2) on property

located at the northwest quadrant of the intersection of Cloud Drive and Government Street, on a portion of Tract D of the Charles C. Hundemer Tract. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole)

Approved, 8-0, with the consent agenda

7. **Case 60-18 11421 and 11441 Sherbrook Drive** To rezone from Single Family Residential (A1) to Limited Residential (A3.1) on property located on the north side of Sherbrook Drive, on Lots 228 and 229 of Sherwood Forest Subdivision, 2nd Filing. Section 37, T7S, R2E, GLD, EBRP, LA (Council District 4-Wilson)

Approved, 8-0, with the consent agenda

8. **Case 61-18 232 Lobdell Avenue** To rezone from Transition (B1) to Neighborhood Commercial (NC) on property located south of Florida Boulevard, on the west side of Lobdell Avenue, on Lot 37 of North Goodwood Addition Subdivision. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson)

Approved, 8-0, with the consent agenda

9. **Case 62-18 100-500 UND and 430 South Stevendale Road** To rezone from Rural to Heavy Commercial (HC1) on property located on the west side of South Stevendale Road, north of Old Hammond Highway, on Lot 1 and 2 of the Lenox Ray Brown ½ USUF ½ Property. (Council District 4-Wilson)

Approved, 8-0, with the consent agenda

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

10. **PUD-1-14 River District Concept Plan Revision 3 (Deferred from August 20 by the Planning Director)** Proposed revision to add a storage facility to the permitted uses in Zone A, increase commercial square footage, and decrease the number of high density residential units on property located west and east of Nicholson Drive, on Lots 1 through 24, Square 308 of the Nicholson Drive Estates Subdivision; Lots 36 and 37-A-1, of the Magnolia Terrace Subdivision; Lots A through E, F-1-1-2, 44, 46, 48, 50, 52, 54, Estate D, Square 108; Lots 30 and 30, Square 156; Lots 1-A, East ½ of 6, 7 through 23, 24-A, 26 and Tract E.B. Moore et al, Square 300; Lots 10 through 21, Square 301; Lots A, B, 2-A, 2-B, Square 307; and Tract 153-A and an Undesignated Tract of the South Baton Rouge Subdivision. Section 53, 54, and 75, T7S, R2W, GLD, EBRP (Council District 10 - Wicker)

Mr. Duke acknowledged that staff had received five messages of opposition.

Mr. Duke also acknowledged that staff attended a neighborhood meeting on September 13th.

The applicants, Mark Gautier and Walter Monsour with CSRS Engineers, spoke in support.

One citizen, Matt Sussky, spoke in support.

One citizen, Christine Sparrow, spoke in opposition.

Motion to approve: Gaudet, Sterling second
Motion carried, 8-0

- 11. PUD-4-08 Materra Phase 1, Women's Hospital Final Development Plan (Deferred from June 18 by the Planning Director and from July 16 for 60 days by Councilmember Hudson)** To establish lot layout for residential homes and common open space on property located north side of Airline Highway and south of Stumberg Lane, on a portion of Tract X-1 of the Eola McCall Anderson Tract. Section 5, T8S R2E GLD, EBRP, LA (Council District 9-Hudson)

The applicant, Charles Landry, spoke in support.

Motion to approve: Collins-Lewis, Ellender second
Motion carried, 8-0

- 12. PUD-2-00 Chicken Salad Chick, Burbank University Final Development Plan** A proposed restaurant on property located northwest side of West Lee Drive and south of Burbank Drive, on Tract A-3-4 of the Nelson Tract Property. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)

Approved, 8-0, with the consent agenda

- 13. CUP-9-18 General Assembly of Baton Rouge (420 Staring Lane)** Proposed addition to a residential structure on an existing religious institution site located east of Staring Lane, south of High Point Road, and north of Kingcrest Parkway, on Lots 25 and 26, of the Staring Plantation Subdivision. Section 67, T8S, R1E, GLD, EBRP (Council District 12-Freiberg)

Deferred to October 15 by Councilmember Freiberg

Deferred 30 days with the consent agenda

- 14. S-8-18 Kenilworth Crossing Subdivision (Deferred from August 20 by the Planning Director)** A proposed residential subdivision of property located on the north side of South Kenilworth Parkway, to the west of Burbank Drive, on Tract X-2-B-2 of the Kenilworth Crossing Subdivision (Council District 3-Loupe)

Taylor Gravois with CSRS, on behalf of the applicant, spoke in support.

Two citizens, John Daigle and Angel Bradford, spoke in opposition.

Motion to approve: Washington

Motion failed due to lack of a second.

Motion to defer 30 days with the consent of the applicant: Gaudet, Collins-Lewis
second

Motion carried, 8-0

- 15. SP-11-18 Ardenwood Apartment Complex (700-800 UND North Ardenwood Drive) (Deferred from June 18 by Councilmember Collins-Lewis and from July 16 and August 20 by the Planning Commission)** A proposed multi-family development with over 100 units, located on the west side of North Ardenwood Drive, north of Florida Boulevard, on Lot B-1-A of the Melrose Place Subdivision (Council District 6 - Collins-Lewis)

Mr. Duke acknowledged that staff had received three messages of opposition, a petition signed by 38 people opposing the project.

Also, Mr. Duke acknowledged that staff had received one message of support.

Chairman Washington announced that there would be no public comments taken since hearings had been held on July 16 and August 20.

Motion to approve: Collins-Lewis, Ellender second
Motion carried, 8-0

COMMUNICATIONS

DIRECTOR'S COMMENTS

Mr. Duke reminded commission members that a special meeting is scheduled for Monday, October 1st to go over changes to the Comprehensive Plan. The meeting will be held at the Planning Commission office at 1100 Laurel Street and will start at 5:00 p.m.

Mr. Duke advised commission members that copies of proposed revisions to Chapters 2 and 3 of the Unified Development Code at their seats that will be on the agenda next month.

Mr. Duke also advised commission members that copies of the recently released City Stats publication at their seats.

Mr. Duke acknowledged that he spoke at the Baton Rouge Roundtable on September 13th for the need to update the UDC.

Mr. Duke acknowledged that he would be out of the office October 2-5 attending the state APA conference in Shreveport.

COMMISSIONERS' COMMENTS

Chairman Washington congratulated Bryant Dixon, Planner II on being chosen as Employee of the Month.

Commission member Jayme Ellender announced that he and commission members Clifford Grout; Rowdy Gaudet; April Hawthorne and Todd Sterling attending a 4-hour Planning Commissioner training on Saturday, September 15th.

ADJOURN

Motion to adjourn: Sterling, Grout second

Motion carried, 8-0

The meeting was adjourned at 6:09 p.m.

DRAFT